

GOLDEN PLAZA @ North Rim

PRELEASING NOW
81,020 SF RESTAURANT/RETAIL &
OFFICE SPACE

NEC OF IH-10 & OLD CAMP BULLIS RD
SAN ANTONIO | TX 78257



CBRE

PRIME NORTH RIM RESTAURANT, RETAIL & OFFICE SPACE



**Delivering
FALL 2025**



**42,206 SF
Retail**



**Excellent North
Central Location**



**13,694 SF
Restaurant**



**Flexible Space
Configurations**



**25,120 SF
Office**



SAN ANTONIO'S DOMINANT RETAIL TRADE AREA



Traffic Generators

UTSA
34,300 STUDENTS

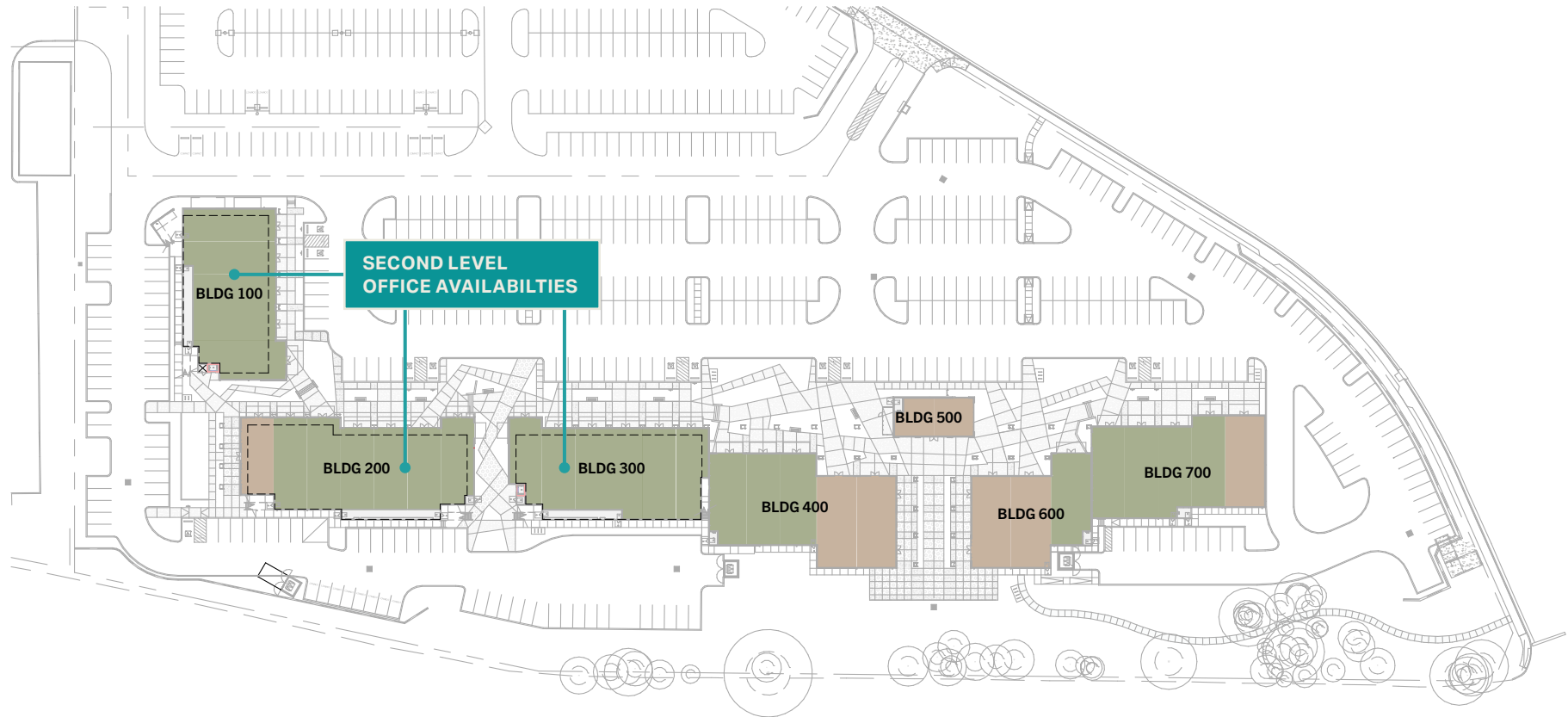
WELLMED
3,000 EMPLOYEES
(APPROXIMATE)

NUSTAR ENERGY
1,200 EMPLOYEES
(APPROXIMATE)

MEDTRONIC
1,200 EMPLOYEES
(APPROXIMATE)

SIX FLAGS
FIESTA TEXAS

PRE-LEASING RESTAURANT, RETAIL AND OFFICE SPACE



- RETAIL**
- RESTAURANT**
- OFFICE**

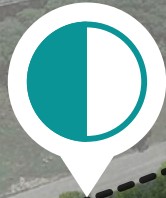
PROGRAM SQUARE FOOT (SF)			
BUILDING	RETAIL	RESTAURANT	OFFICE
BLDG 100	8,359 SF	NA	7,055 SF
BLDG 200	9,778 SF	1,463 SF	9,698 SF
BLDG 300	9,551 SF	NA	8,367 SF
BLDG 400	5,562 SF	4,200 SF	NA
BLDG 500	NA	1,731 SF	NA
BLDG 600	2,043 SF	4,200 SF	NA
BLDG 700	6,913 SF	2,100 SF	NA

Program Total

Retail	42,206 SF
Restaurant	13,694 SF
Office	25,120 SF

AERIAL SITE PLAN OVERVIEW

GOLDEN PLAZA



GOLDEN
PLAZA

TALAVERA RIDGE

BRASÃO
BRAZILIAN STEAKHOUSE

PIN
STACK
BOWL SITE

INTERSTATE
10

140,529 VPD



NORTHEAST VIEW



SOUTH VIEW



MF - INFINITY
AT THE RIM: 310 UNITS

MF - THE OVERLOOK
AT THE RIM: 298 UNITS


Medtronic
1,200 EMPLOYEES

MF - HENLEY
AT THE RIM: 308 UNITS

RIM
1.2M SF RETAIL


NuStar
Energy LP
1,200 EMPLOYEES

GOLDEN PLAZA

TALAVERA RIDGE

MF - AMARA LUXURY
APARTMENTS: 308 UNITS

**PIN
STACK**
SOLAR SITE


WELLMED®
3,000 EMPLOYEES

BRASÃO
BRAZILIAN STEAKHOUSE


Six Flags
Fiesta Texas
SAN ANTONIO

SHOPS AT
LA CANTERA
1.2M SF RETAIL

MF - PASEO RESIDENCES
AT EILAN: 537 UNITS

INTERSTATE
10

140,529 VPD


OFFICIAL
DEALER

AREA DEMOGRAPHICS

TOTAL POPULATION (2023)

1 MILE	4,181
3 MILES	34,934
5 MILES	119,258

DAYTIME POPULATION

1 MILE	7,445
3 MILES	63,856
5 MILES	140,763

AVG HOUSEHOLD INCOME

1 MILE	\$105,783
3 MILES	\$118,976
5 MILES	\$129,133

MEDIAN AGE

1 MILE	31.8
3 MILES	27.7
5 MILES	33.5





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FOR ADDITIONAL INFORMATION, PLEASE CONTACT

RETAIL & RESTAURANT

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CBRE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Thomas Tyng

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

CBRE